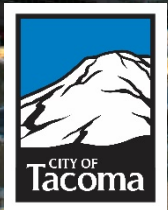


2022 Amendment

TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE



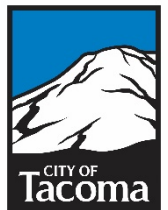
PLANNING COMMISSION

03.02.2022

OVERVIEW

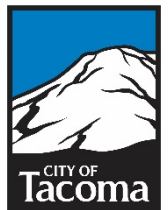
Purpose of the Meeting:

1. Finalize remaining exhibits
2. Release applications for public review and comment and set a public hearing date for 2022 Amendment Package



AGENDA

1. Background Summary
2. Overall Status of Applications
3. Next Steps
4. Review and Finalize Draft Exhibits for NewCold and South Sound Christian Applications
5. Consider Motion to Set a Public Hearing on 2022 Amendment Package



AMENDMENT PROCESS

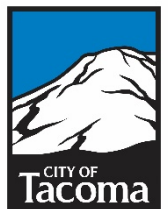


APPLICATIONS

Application	Notes	Amending:		Status
		Plan	Code	
NewCold	<ul style="list-style-type: none"> Land use designation change 	x		In review
South Sound Christian Schools	<ul style="list-style-type: none"> Land use designation change 	x		In review
South Tacoma Groundwater Protection District (STGPD) (Application submitted: South Tacoma Economic Green Zone)	<ul style="list-style-type: none"> Phase 1A: Work Plan for STGPD Code Amendments Phase 1B: STGPD Code Amendments Phase 2: Economic Green Zone 	x	x	Released
Minor Plan and Code Amendments	<ul style="list-style-type: none"> Non-policy, clean-up type of changes 	x	x	Released

NEXT STEPS

Date	Actions
April 6, 2022	Planning Commission Public Hearing – 5:30 PM Staff Informational Meeting – 4:00 PM
May 4, 2022	Planning Commission Recommendations
May 25, 2022	IPS Review and “Do Pass”
June 7, 2022	City Council Study Session + Public Hearing
June 14, 2022	City Council 1 st Reading
June 21, 2022	City Council Final Reading (adoption)



APPLICATION: NewCold



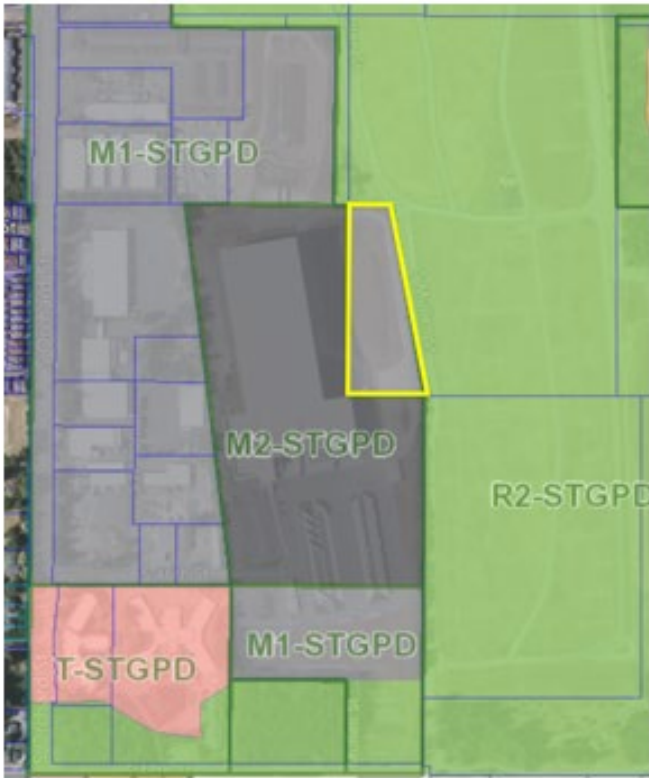
Applicant: NewCold Seattle, LLC

Location: 4601 S. Orchard St.

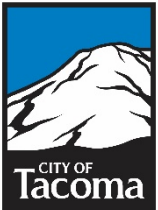
Proposal: Change land use designation for a 3-acre site (enabling future rezone request)



APPLICATION: NEWCOLD



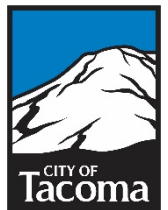
Current Land Use Designation:	Proposed Land Use Designation:
Light Industrial	Heavy Industrial
Allows for a variety of industrial uses that are moderate in scale and impact with lower noise, odor, and traffic generation.	This designation is characterized for higher levels of noise, odor, and heavy truck traffic.



APPLICATION: NEWCOLD

Supplemental Information:

- Preliminary Traffic Study
- Noise and Light Analysis
- FAQ document



APPLICATION: SOUTH SOUND CHRISTIAN

Applicant: South Sound Christian Schools & CenterPoint Christian Fellowship

Location: Tacoma Mall Blvd. & S. 64th St.

Proposal: Change land use designation for a 16-acre, 8-parcel site (enabling future rezone request)

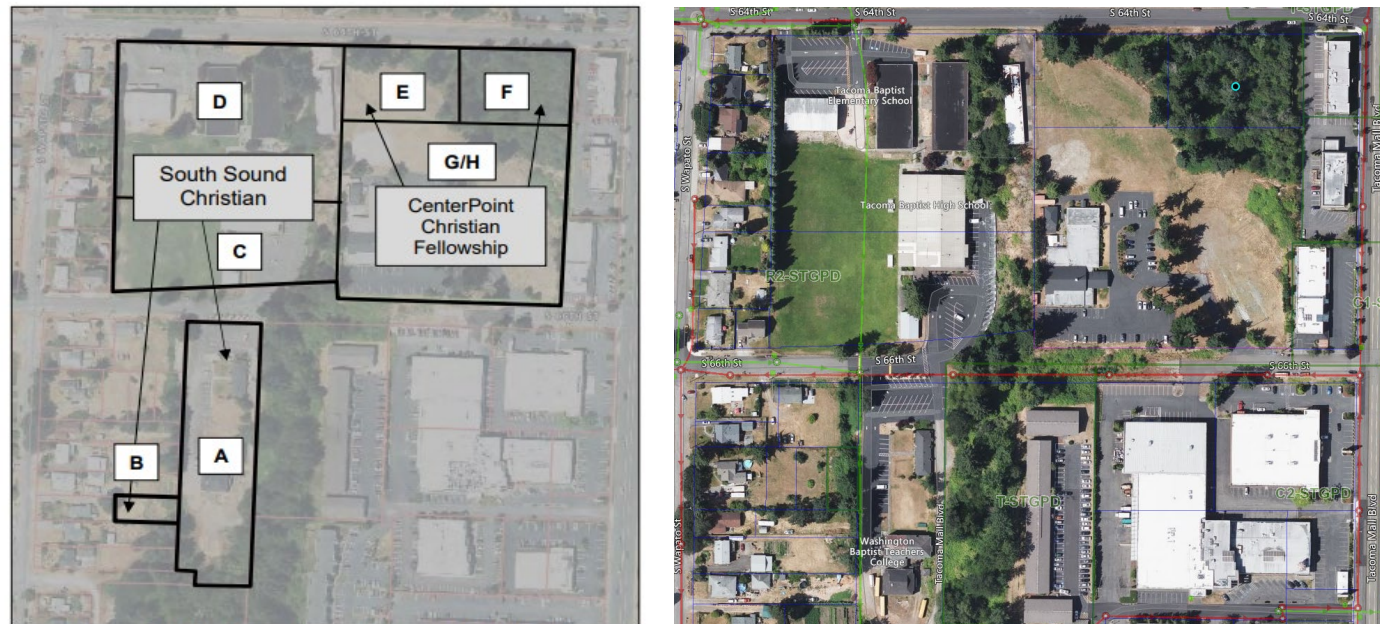
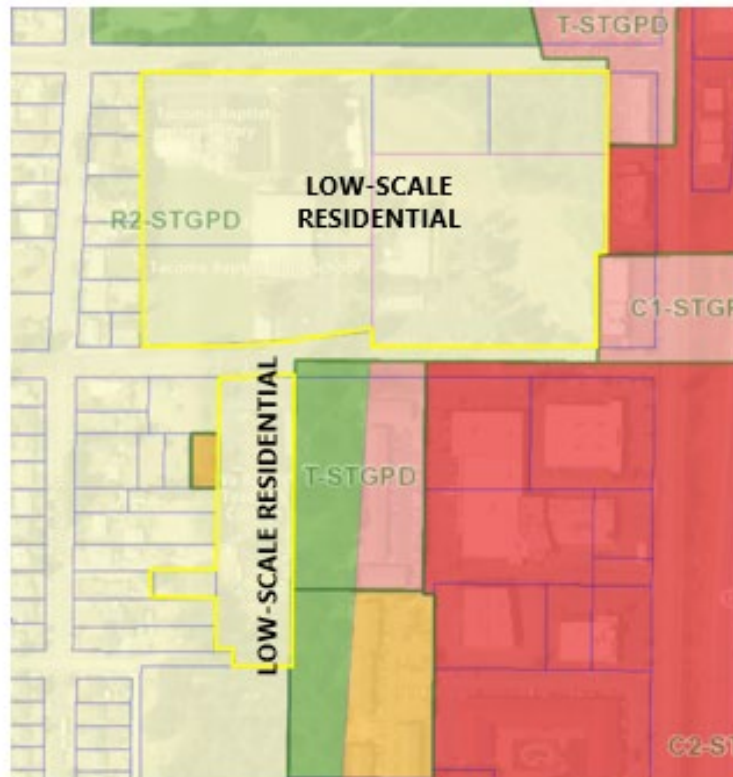


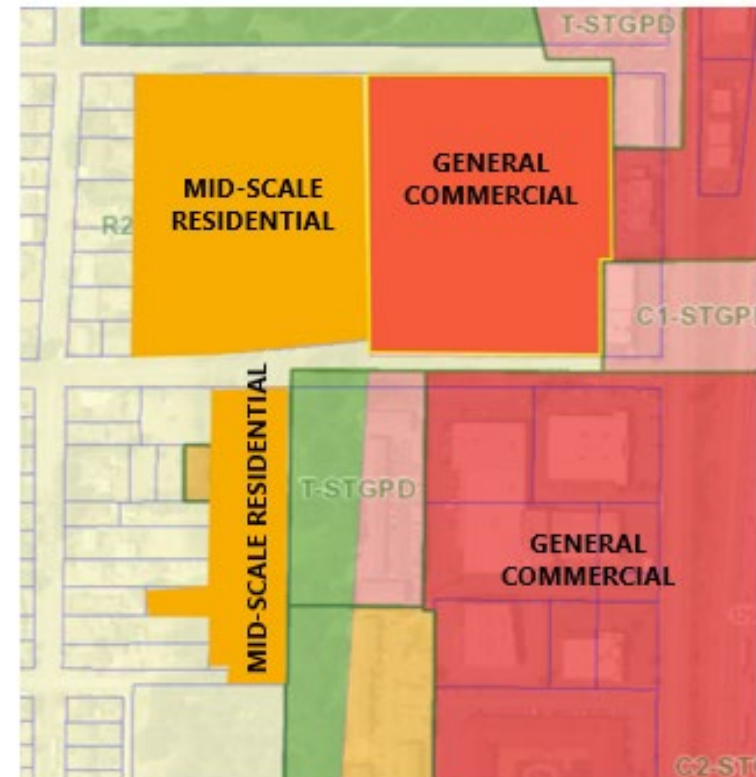
Figure 1: Project Parcels and Owner Identification

APPLICATION: SOUTH SOUND CHRISTIAN

Current Land Use Designation:
Low-Scale Residential



Proposed Land Use Designations:
Mid-Scale Residential & General Commercial



APPLICATION: SOUTH SOUND CHRISTIAN

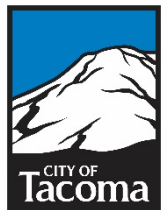
Supplemental Information:

- Traffic Study and Road Feasibility
- PDS critical area staff preliminary review
- FAQ Document



2022 AMENDMENT PACKAGE

Application	Notes	Amending:	
		Plan	Code
NewCold	<ul style="list-style-type: none"> Land use designation change 	x	
South Sound Christian Schools	<ul style="list-style-type: none"> Land use designation change 	x	
South Tacoma Groundwater Protection District (STGPD) (Application submitted: South Tacoma Economic Green Zone)	<ul style="list-style-type: none"> Phase 1A: Work Plan for STGPD Code Amendments Phase 1B: STGPD Code Amendments Phase 2: Economic Green Zone 	x	x
Minor Plan and Code Amendments	<ul style="list-style-type: none"> Non-policy, clean-up type of changes 	x	x



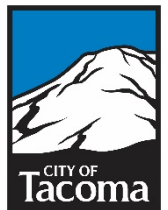
MINOR AMENDMENTS – ADDITIONAL NOTES

Issue	Notes	Action
Definition of Family	<ul style="list-style-type: none"> Land Use Code uses “family” for “household” Proposal complies with State law requirements Continue in Home in Tacoma Phase 2 	Release
Cultural Institutions	<p>Three options:</p> <ul style="list-style-type: none"> “Faith-Based Organizations” “Religious Assemblies” No change 	Continue review after hearing
Downtown Uses	<ul style="list-style-type: none"> Suggestion to require infrastructure in the building to accommodate food service uses. 	Continue review after hearing
Sign Code Update	<p>Three modifications:</p> <ul style="list-style-type: none"> Remove reference to “candidates” Allow “up to two signs” Require permission of property owner for signs on the property or adjacent right-of-way 	Release

2022 AMENDMENT PACKAGE

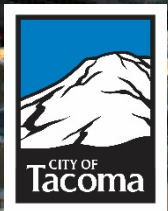
Request:

- Release the 2022 Amendment Package for public review
- Set a public hearing for April 6, 2022 at 5:30 PM
- Accept written comments through April 8, 2022 at 5:00 PM



2022 Amendment

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